

General tenancy agreement (Form 18a)

Residential Tenancies and Rooming Accommodation Act 2008

For Residential Tenancy Authority
advice or information go to
www.rta.qld.gov.au

Part 1 Tenancy details (refer also - Addendum - Additional Items)

Item 1	1.1 Lessor
	Name/trading name C/O Vine Apartments

Address	
C/- 27 Russell	Postcode

1.2 Phone	Mobile	Email
(07) 3123 5686	N/A	N/A

Item 2	2.1 Tenant/s
	Tenant 1 Full name/s Melissa Jane King
	Phone supplied Email supplied

Tenant 2 Full name/s	
Phone	Email

Tenant 3 Full name/s	
Phone	Email

2.2 Address for service (if different from address of the premises in item 5.1) Attach a separate list

Item 3	3.1 Agent If applicable. See clause 43
	Full name/trading name Vine Residential Pty Ltd T/as Vine Residential

Address	
27 Russell Street, South Brisbane QLD	
South Brisbane QLD	Postcode 4101

3.2 Phone	Mobile	Email
(07) 3123 5686		manager@vineapartments.com

Item 4	Notices may be given to (Indicate if the email is different from item 1, 2 or 3 above)
--------	--

4.1 Lessor	
Email Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Facsimile Yes <input type="checkbox"/> No <input type="checkbox"/>

4.2 Tenant/s	
Email Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Facsimile Yes <input type="checkbox"/> No <input type="checkbox"/>

4.3 Agent	
Email Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Facsimile Yes <input type="checkbox"/> No <input type="checkbox"/>

Item 5	5.1 Address of the rental premises
	Unit 701
	27 Russell Street, South Brisbane Postcode 4101

5.2 Inclusions provided. For example, furniture or other household goods let with the premises. Attach list if necessary
Smeg Dishwasher, Oven & Rangehood, Tumble Dryer & LG split system a/c units plus 2 air con remote controls. 1 Bed Fully Furnished - see attached inventory

Item 6	6.1 The term of the agreement is <input checked="" type="checkbox"/> fixed term agreement <input type="checkbox"/> periodic agreement
--------	--

6.2 Starting on 19 / 10 / 2021	6.3 Ending on 17 / 10 / 2022
--	--

Fixed term agreements only.
For continuation of tenancy agreement, see clause 6

General tenancy agreement (Form 18a)

Residential Tenancies and Rooming Accommodation Act 2008

Item 7 Rent \$ **505.00** per week fortnight month See clause 8(1) of the Standard Terms and Addendum - Additional Items - Item C

Item 8 Rent must be paid on the **DUE DAY** day of each **Fortnight**
Insert day. See clause 8(2) Insert week, fortnight or month

Item 9 Method of rent payment Insert the way the rent must be paid. See clause 8(3)
DIRECT DEPOSIT; EFT;

Details for direct credit

BSB no. **0 6 4 0 0 0** Bank/building society/credit union **CBA**

Account no. **1 5 3 9 4 3 3 2** Account name **Vine Residential Pty Ltd Trust Account**

Payment reference **701 King**

Item 10 Place of rent payment Insert where the rent must be paid. See clause 8(4) to 8(6)
INTO NOMINATED TRUST ACCOUNT

Item 11 Rental bond amount \$ **2,000.00** See clause 13

Item 12 12.1 The services supplied to the premises for which the tenant must pay See clause 16
Electricity Yes No Any other service that a tenant must pay Yes No
Gas Yes No Type **Light Globes** See special terms (page 8)
Phone Yes No

12.2 Is the tenant to pay for water supplied to the premises See clause 17 Yes No

Item 13 If the premises is not individually metered for a service under item 12.1, the apportionment of the cost of the service for which the tenant must pay. For example, insert the percentage of the total charge the tenant must pay. See clause 16(c)

Electricity **100%** Any other service stated in item 12.1 **100%**
Gas **100%** See special terms (page 8)
Phone **100%**

Item 14 How services must be paid for Insert for each how the tenant must pay. See clause 16(d)
Electricity **As account holder, direct to the electricity supplier**
Gas **As account holder, direct to supplier**
Phone **As account holder, direct to your chosen supplier**
Any other service stated in item 12.1 **As account holder, direct to your chosen supplier**
See special terms (page 8)

Item 15 Number of persons allowed to reside at the premises **1** See clause 23

Item 16 16.1 Are there any body corporate by-laws applicable to the occupation of the premises by a tenant? See clause 22 Yes No

16.2 Has the tenant been given a copy of the relevant by-laws See clause 22 Yes No

Item 17 17.1 Pets approved Yes No See clause 24(1)

17.2 The types and number of pets that may be kept See clause 24(2)
Type Number Type Number

Item 18 Nominated repairers Insert name and telephone number for each. See clause 31
Electrical repairs **CONTACT PROPERTY MANAGER** Phone **0481 022 188**
Plumbing repairs **CONTACT PROPERTY MANAGER** Phone **0481 022 188**
Other **CONTACT PROPERTY MANAGER** Phone **0481 022 188**

Note: Refer Addendum - Additional Items (Page 9) for additional details

General tenancy agreement (Form 18a)
Residential Tenancies and Rooming Accommodation Act 2008

Part 3 Special terms Insert any special terms here and/or attach a separate list if required. See clause 2(3) to 2(5)

Refer attached: Addendum - Additional Items, Addendum - Special Terms and Rent Increase Addendum (as forming part of this Agreement)

Refer Addendum A (Item A1)


The tenant/s must receive a copy of the information statement (Form 17a) and a copy of any applicable by-laws if copies have not previously been given to the tenant/s. Do not send to the RTA—give this form to the tenant/s, keep a copy for your records.

Signature of lessor/agent

Name/trading name

Vine Residential Pty Ltd.

Signature



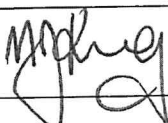
Date 1 '8' 2021

Signature of tenant 1

Print name

Melissa Jane King

Signature



Date 3 '8' 21

Signature of tenant 2

Print name

Signature

Date / /

Signature of tenant 3

Print name

Signature

Date / /